

# BUILDERS GET 2 BIG PLOTS ON HEIGHTS

## Buy Broadway Block and Four Lots on St. Nicholas Place From Clark Estate.

Further evidence that builders are preparing to resume operations on a big scale on Washington Heights was furnished yesterday by the fact that the conservative Clark estate sold two large vacant plots there to buyers who intend to improve the sites with multi-family houses. The most important of the transfers involves the block front on the west side of Broadway between 170th and 171st streets. The buyer has arranged for a building and permanent loan, and it is reported will soon put up two big apartment houses. The operation will involve more than \$1,000,000, George Seewagen of Brown-Wheelock Company, Inc., was the broker.

The block is near the 18th street subway station. The plot fronting 170th street is 178 feet on Broadway, 178 feet on 170th street and 125.2 feet on 171st street, with a rear line of approximately 195 feet. The estate has held it at \$225,000, and it is said that about that price was paid for it.

The estate formerly owned the entire block bounded by Broadway, Fort Washington street, 170th and 171st streets. A few years ago the inside street frontages were sold off to L. Blumenthal, who erected eight five-story apartment houses. Last December the estate sold the Fort Washington street frontage to Samuel H. Golding, who will improve part of the site with a six-story apartment house.

The other deal by the Clark estate involves the lot by L. J. Phillips & Co. of the plot of four lots on the east side of St. Nicholas place, 225 feet front on 173d street, 100x100, and adjoining Rogers' restaurant. The buyer, who is Charles Lippman, who contemplates immediately improving the site with an apartment house.

## Drug Co. Leases Broadway Bldg.

The building at the northeast corner of Broadway and Forty-fifth street has been leased by the Gray Drug Company for ten years. The space has a frontage of 20 feet on Broadway and 26.5 feet on the street. A rental of \$37,500 a year will be paid for the first three years and \$40,000 a year for the remainder of the term.

## Multi-family Property Sales.

Louis Schrag sold for Mrs. J. B. Miller and Elizabeth Harper the five-story tenement at 529 West Twenty-ninth street to Adam Miller, who owns the adjoining property.

## In the Dwelling Market.

Mrs. Gerrit Smith sold for Mrs. F. W. Whitridge 3 East Ninth street, a four-story dwelling, 25x28.

Brown-Wheelock Company, Inc., sold for the Chicago Realty Co. the four-story dwelling at 57 West Seventy-third street, on a lot 20x102.2, near Columbus avenue. The buyer is a prominent physician, who will make extensive alterations to the house for his own occupancy.

George W. Mercer & Son sold for Dr. Sidonia Welas the two four-story dwellings at 329 and 331 West Twenty-eighth street, 25x100.

Brown-Wheelock Company, Inc., sold for Laura Carter 155 East Sixty-fourth street, a three-story dwelling, 20x100, to a buyer for occupancy. It was held at \$65,000.

Edward N. Crosby & Co. sold for Mrs. Alfred Duane Pell and others the four-story dwelling at 118 East Twenty-ninth street, 20x100, to a client, who will alter the premises into a business building. It has been held by the sellers for nearly six years.

## Deals Revealed in Transfers.

Leonard Well resold to the 202 East Forty-seventh Street Corporation the three four-story tenements at 883 and 885 East Forty-seventh street, 20x100, for \$100,000. The first was sold to the corporation for \$40,000, and the second for \$60,000.

Christiana Frey sold to Frank Capek the five-story tenement at 1564 First avenue, 25x100.

Frederick J. Feuerbach sold for \$17,500 to John Schelling the five-story tenement at 1706 First avenue, 25x100.

George W. Harnisch sold to Luigi Pasquale the four-story tenement at 2181 Second avenue, 25x117.3, near 110th street.

Lowinson Realty Company sold to Harriet G. Martin the three-story dwelling at 323 East Fifty-fifth street, 15x100.5.

Abraham Fishman sold to Samuel Lowenfeld the three-story dwelling at 1549 Madison avenue, 15x54.5.

Louise H. Steiner sold to Samuel Kilpatrick the three-story dwelling at 40 East 123d street, 15x100.1.

Annalee H. Q. Milholland sold to Walter H. Williams the four-story dwelling at 454 West 146th street, 18x99.11.

## Insurance Co. Places Many Loans.

The Metropolitan Life Insurance Company yesterday authorized bond and mortgage loans amounting to nearly eleven million dollars, of which about three and a half million dollars were housing loans—dwelling houses, apartments and hotels. The loans included thirty-three apartment houses which will accommodate 366 families, of which twenty-three houses for 62 families are in New York city. The amount loaned on these was in round figures two and a half million dollars. The other loans were for fifteen years, payable in installments. In addition the company authorized farm loans amounting to a little over two and a half million dollars.

## REALTY NEWS IN BRIEF.

Charles Galeski has procured from the Union Dime Savings Bank, a first mortgage loan of \$30,000 for five years on the Term City Court Apartments at 202 Riverside Drive, northeast corner of Ninety-third street.

M. Rosenthal Company secured a first mortgage of \$80,000 for five years from the Union Dime Savings Bank on 131 and 136 West Twenty-fifth street.

Douglas L. Ehlman & Co. sold a cooperative apartment in 293 Park avenue for \$65,000; also additional stock in the same building to George J. Jackson.

Slawson & Hobbs have been appointed agents for the apartment house and two-story taxicab on the west side of St. Nicholas avenue, between 171st and 173d streets.

Fischer Realty Company negotiated the recently reported sale of the tenement at 217 Third avenue for the Clark estate.

Margaret Rutledge, who was incorrectly reported yesterday as being the buyer of 44 East Ninety-third street, was proven to be the purchaser of the dwelling at 10 West Thirtieth street, sold through Pease & Elliman.

# BANK RENTS HOME OF DR. C. A. LEALE

## Leases Corner From Surgeon Who Attended Lincoln.

The United States Savings Bank leased through William A. White & Sons, 94 Madison avenue, adjoining the present bank building on the corner of Madison avenue and Fifty-eighth street, thus doubling the available space of the banking office. The building is owned and has been occupied by Dr. Charles A. Leale since 1881. Dr. Leale was a surgeon in the army during the Civil War, and was shot by Booth immediately after he was shot by Booth and was in attendance at the bedside of President Lincoln at the time of his death.

Rowantree-Schley Company leased store and basement in 257 Fifth avenue to Robert Lohan and Thomas Connors to be opened as the London Dog and Bird Store.

Douglas L. Ehlman & Co. leased offices in the Canadian Pacific Building for Cushman & Wakefield, agents, to Daniel C. Roper; also offices in 2 Rector street for Brown-Wheelock Company, agents, to J. M. Wolff; in 74 Broadway to Herbert Janis & Co.; in the first floor in 416 Madison avenue to Charles Woolsey Lyon; space in 14 East Forty-fifth street to C. Doherty & Co. and Nicholas Inman; and in 15 West Thirty-seventh street offices for Cross & Brown, agents, to the National Cable Directory Company.

William A. White & Sons leased to Frank H. Rogers & Co. offices in the Canadian Pacific Building, Forty-fourth street and Madison avenue.

Lohan & Connors leased offices for the Cross & Brown Company in the Printing Crafts Building to the Civilian Army and Navy Shoe Company.

The third floor in 18 East Forty-fifth street was leased to J. M. Wolff, part of the eleventh floor in West buildings on Moore street, between Water and Front streets, to Barber-Williams & Co.

Frederick Fox & Co., Inc., leased a floor in 12 to 16 East Twenty-second street to John Wyeth & Brother, wholesale druggists.

Hagstrom-Cullen Company leased the salesroom in 136 West Sixty-fifth street to William H. Batcheller, automobile tires and accessories.

John R. & Oscar L. Foley leased the store in northwest corner of Seventh avenue and 123d street to Samuel & Benjamin Berger, ladies' dresses.

George R. Read & Co. leased the store and basement in 70 Cortlandt street, between Greenwich and Washington streets, to Rosenthal & Langer.

Samuel H. Martin leased the south store in 143 Columbus avenue to Leon Cohen.

## RESIDENTIAL LEASES.

Douglas L. Ehlman & Co. leased an apartment in 300 Park avenue to Anne Joseph P. Day, 151 East Twenty-ninth street to Mrs. E. R. Anderson; in 290 Park avenue to R. T. Rainier, and in 993 Park avenue, for Bing & Bing, to Mrs. L. C. Hill.

## BRONX DEALS REPORTED.

Lang & Michaelson sold for M. Waldman to a Mrs. Jachin the three family house 1042 College avenue, 20x100.

J. Clarence Davies sold for Leo Levinson to Emil De Ruyter 1700 East 179th street, corner of Devoe avenue, a two family frame house, 25x100.

## BROOKLYN TRANSACTIONS.

New York theatrical interests purchased through the H. S. Raphael Company a group of flats and business buildings, 100x100, at the southeast corner of 10th and 11th streets.

## HOTELS AND RESTAURANTS.

Hotel LUCERNE, 501 West 79th St. HOTEL WILLARD, 70th St. and 2nd Ave.

## RESORTS.

Long Island.

## Hotel CHELSEA

Occupying entire block of ocean front is the fashionable Chelsea hotel, 300 bed chambers with private baths (fresh and salt water), 24 alcoves, cafe, grill, etc. French chef. Golf carts. Autos meet trains. Bookings open all year. J. B. THOMPSON & CO.

## Low Spring and Summer Rates

200 rooms, 75 private baths, electric lights, hot and cold water, every hotel convenience and comfort; dancing, billiard, etc. Special spring rates. J. B. THOMPSON & CO.

## HOTEL SHELBOURNE

Ocean Parkway Station BRIGHTON BEACH, N. Y.

## ON THE BEACH ATLANTIC CITY

CHALFONTE-HADDON HALL HOSPITALITY-HOMELIKE ALWAYS OPEN

## Westchester.

## Briarcliff, Opens May 14

Lodge SOCIETY OF CLUB LIFE CONVENIENCE OF HOTEL

BRIARCLIFF MANOR, N.Y. NEW YORK OFFICE: 409 MADISON AVE.

## Atlantic City.

## HOLMURST HOTEL

Pennsylvania Ave., close to Beach always open. Capacity 300. Private baths, running water, rooms, elevator, etc. Special spring rates. Booklet. Albert H. Darnell.

## Hotel Loraine

On Charles Place and Beach. Fresh sea water bath, running water in rooms; elevator. J. WAGNER, Prop. W. R. LAYTON, Mgr.

## ATLANTIC CITY, N. J.

THE WORLD'S GREATEST PLAYGROUND. Magnificent Hotels—Miles of Ocean Boardwalk and Bathing Beaches.

# BUTTERICK CO. ADDS TO SITE FOR BIG BUILDING

## Buy on Vandam St.—Other Business Property Deals.

In preparation for the building of its new sixteen-story skyscraper the Butterick Publishing Company yesterday acquired more property adjoining its present structure at the corner of Spring and Macdougal streets. This time the publishers secured through the Charles P. Noyes Company 20, 22 and 24 Vandam street, which covered a total plot of 7,500 sq. ft. Daniel P. Morse, one of the most active investors in real estate in the lower West Side section, was the seller of 22. Annie L. Crane, Amelia Griffiths, Evelyn E. Crowell, Perry W. Critchley and Mrs. M. Williams were the sellers of 20 and 24. James B. Sheehan represented the buyers and Wilder, Ewen & Patterson and I. Newton Williams represented the sellers. Stoddard & Mark were attorneys for Mr. Morse. Last Saturday the publishing company took over the nine tenements at 233 to 245 Spring street. The entire operation, it is said, cost \$200,000.

The six-story store and lofts at 1 to 5 Bond street, at the southeast corner of Shinnabrook alley, one block east of Broadway, are to be taken over by the Butterick Publishing Corporation, formed at Albany yesterday with S. A. Adams, A. Durst and R. D. Rosenberg as directors. The property, which stands for the name of the street, is 76 feet on Bond street, and its westerly and southerly sides front on the alley.

The property at 6 to 26 East 137th street is to be taken over by a company formed at Albany yesterday with J. Wolfson, M. W. Berman and W. P. Bloom as directors, and having a capital of \$100,000.

## SUBURBAN TRANSACTIONS.

Albert B. Ashforth, Inc., and Terry & Co. sold for Mrs. C. E. Low to A. J. Flanagan, 101 West 101st street, a L. I. consisting of eight acres and a frame residence, several outbuildings and two additional acres, with boat-house and yacht basin.

Richard Kehoe sold the goddard cottage at Great Neck, L. I., to Mrs. Josephine Robertson of Manhattan for \$45,000. The property consists of a ten room modern house and three-quarters of an acre of land adjoining the links of the Soundview Golf Club.

John R. & Oscar L. Foley sold the following cottages: At Far Rockaway, Queens, for Morris Bleber, on Nostrand avenue, a two-story house, 10 rooms, 100x100, with a porch, for \$20,000. At Far Rockaway, Queens, on Cornhill avenue, to David Levy, for Mr. Whitson, on Forrest avenue, to Martin Sugarman, for Regina Weinberg, on Ocean avenue, to Julia Goodwin, a 2 1/2 acre plot, 100x100, on Garden road, Larchmont, to Robert Proctor of Glen Ridge, N. J.

Prince & Hipsley sold for the Fulton Improvement Company a parcel of eight plots on Rochelle street, between Pelham Manor, N. Y., to John P. Boyd, who intends to improve with a residence.

Thomas S. Burke sold for Cordelia Moffatt & Schwab, a 10-acre estate, 100x100, at 48 Marshall road, Yonkers, N. Y., to Joseph N. Netter.

William E. Morrell, Inc., leased for \$1,000 a month a parcel of land on 25 Greenidge avenue, White Plains, to Mrs. Harriette Schmidt. The same broker sold the home of J. Amoscoe Goodson on 100th street, between White Plains, to E. E. Hammond; also for William Rasmussen, the builder, house with garage on Grand View avenue in the White Plains Highlands, to the Petersons; also for Walter S. Ketchum of C. B. Griffin & Co., his interests in a fruit farm at Yorktown Heights, to Le Roy Kent, vice-president of Prime & Hipsley, Mr. Kent thereby acquires full control of the property.

Chauncey B. Griffin & Co. rented for H. J. Johnson his house on Benedict place, Pelhamwood, for the summer, furnished, to Frank Vincent.

Murdoch Company has sold the Melrose property, 100x100, at 100th street, to J. E. Hammond; also for William Rasmussen, the builder, house with garage on Grand View avenue in the White Plains Highlands, to the Petersons; also for Walter S. Ketchum of C. B. Griffin & Co., his interests in a fruit farm at Yorktown Heights, to Le Roy Kent, vice-president of Prime & Hipsley, Mr. Kent thereby acquires full control of the property.

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# REAL ESTATE—OUT OF CITY.

## New Jersey—Sale or Rent.

**CHANCE TO GET INTO A FINE HOME CHEAP**  
BEFORE THE RENT MAN GETS YOU AGAIN MAY 1ST.

Because the purchaser for whom it was finished is going abroad permanently this very attractive, pretty Colonial type of suburban home, located in a beautiful, strictly residential section, near New York, specially built for comfortable year-round occupancy, can be bought for 1/4 less than cost to day. The desires of the neighbors as to personality of buyer will be respected. The house itself is in perfect condition, ready to occupy immediately, and contains 7 very large rooms and big tiled bath. The price includes an electric range, electric fixtures and shades. The plot consists of half an acre of land, with 100 ft. street frontage. Unusual care and taste have been used in landscaping the grounds, which are beautifully shaded by fine old trees, and contain many shrubs and flowers. The elevation is about 700 ft.; wonderful scenery, very healthy living conditions. Water rights on chain of beautiful lakes run with the title. The railroad station is within 6 min. easy walk. Commuting facilities to New York City are the best. Immediate occupancy and title can be had on payment of \$3,250, and the balance of \$7,500 may remain on mortgages at convenient terms. Complete details and pictures can be obtained from GEO. C. BLACKWELL, Sherman Sq. Hotel, 71st and Broadway, N. Y. City. Tel. 8400 Columbus.

## BUSINESS PLACES TO LET.

Above 14th St. to 59th St. (Inclusive). East River to North River.

## FOR RENT

Doctor's office at main entrance of Hotel. Small store suitable for haberdasher, cigar store or stationer. Good-sized store 25x27 feet. Suitable for druggist. These stores can be leased from April 1st, by applying to

**A. R. Wally, Mgr.**

## Hotel Chelsea

222 West 23rd St. Phone Watkins 6200

## PENN. TERMINAL BLDG.

7th Av., 30th to 31st St. OFFICES FLOORS

Salesrooms STORES

Moderate Rentals. No Manufacturing. REGENT REALTY CO. 33 W. 42d St., or Your Own Broker. AGENT ON PREMISES.

## FIREPROOF HOTEL TO LEASE

21 Years' 39,000 sq. ft. Security Building. Location near Port Plaza. Principals only. Room 306, 50 East 42nd Street.

## BUNGALOWS TO LET.

Borough of Brooklyn.

## Waldorf Bungalows

SHEEPSHEAD BAY FOOT OF EMMONS AV. ON WATERFRONT

\$475 and up

5 rooms, furnished, screened, running water, gas and electricity, shower baths, cold and hot water, etc. Good bathing and fishing. Boardwalk and recreation. Can be seen at all times. LOOK FOR WALDORF BUNGALOWS.

Superintendent on premises. Take Brighton 111, get off Sheepshead Bay Station, 145 Everett place, East River, N. Y.

FOR SALE—House, East River, N. Y., 5 minutes to train; 7 large rooms, bath, shower, electric, gas, and hot water, etc. Good bathing and fishing. Boardwalk and recreation. Can be seen at all times. LOOK FOR WALDORF BUNGALOWS.

FOR RENT—Furnished house in Patterson, N. Y., 5 minutes to train; 7 large rooms, bath, shower, electric, gas, and hot water, etc. Good bathing and fishing. Boardwalk and recreation. Can be seen at all times. LOOK FOR WALDORF BUNGALOWS.

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